

PETITION FOR ZONING VARIANCE 84-150-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B 02.9 C 1 to allow 15' from a side yard instead of the required 25'. (303.1) to allow a front setback of 25' instead of the required average of 38.5'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
To enable a dwelling to be constructed in conformity with the surrounding dwellings.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
WILLIAM V. WERTZ, PRES.
(Type or Print Name)
Signature
3620 Hickory Avenue
Address
Baltimore, Maryland 21211
City and State

Legal Owner(s):
John R. Phillips
(Type or Print Name)
Signature
John R. Phillips
(Type or Print Name)
Signature

Attorney for Petitioner:
WILLIAM F. MURPHY, JR.
(Type or Print Name)
Signature
20 W. Chase St.
Address
Baltimore, Md. 21201
City and State

5611 Talbot Street
Address
Catonsville, Maryland 21228
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.: 837-3380

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of October, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of December, 1983, at 9:30 o'clock a.m.

Cal J. Jolson
Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. John R. Phillips
5611 Talbot Street
Baltimore, Maryland 21228

cc: Hinkins Assoc., Inc.
200 E. Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 18th day of October, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner John R. Phillips, et ux Received by Nicholas B. Conodari
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW Corner Lanvale & : OF BALTIMORE COUNTY
Dorchester Rd., 1st District
JOHN R. PHILLIPS, et ux, : Case No. 84-150-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2183

I HEREBY CERTIFY that on this 22nd day of November, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. John R. Phillips, 5611 Talbot Street, Baltimore, MD 21223, Petitioners; and Mr. William V. Wertz, 3620 Hickory Avenue, Baltimore, MD 21211, Contract Purchaser.

John W. Hession, III
John W. Hession, III
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1983

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. John R. Phillips
5611 Talbot Street
Baltimore, Maryland 21228

RE: Case No. 84-150-A (Item No. 92)
Petitioner - John R. Phillips, et ux
Variance Petition

Chairman
Nicholas B. Conodari

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Conodari
Nicholas B. Conodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hinkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 10, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #92 (1983-1984)
Property Owner: John R. & Lucille A. Phillips
N/W cor. Lanvale St. and Dorchester Rd.
Acres: 75 X 241/246
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Dorchester Road and Lanvale Street, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way with fillet areas for sight distance at their intersection.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #92 (1983-1984)
Property Owner: John R. & Lucille A. Phillips
Page 2
November 10, 1983

Water and Sanitary Sewer:

A public 8-inch water main and 8-inch public sanitary sewerage exist in Dorchester Road.

Very truly yours,

Robert A. Merton, P.E., Chief
Bureau of Public Services

RAM:RWM:FWR:ss

H-NE Key Sheet
5 & 6 SW 23 Pos. Sheets
SW 2 F Topo
95 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 10, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 92/93, 94, 95 ZAC - Meeting of October 18, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 92, 93, 94, and 95.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of January, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 15 feet in lieu of the required 25 feet and a front yard setback of 25 feet in lieu of the required 38.5 feet for the expressed purpose of constructing a dwelling, in accordance with the site plan prepared by Hudkins Associates, Inc., dated September 27, 1983, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. The dwelling shall not encroach on the 25 foot setback from Lanvale Street, except as shown on the site plan.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

Jan. M. J. J.
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning

Date: November 2, 1983

FROM: Jan J. Forrest

SUBJECT: Zoning Variance Items
Meeting - October 18, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item #92 - John R. Lucille A. Phillips
- Item #94 - Baltimore and Ohio Railroad
- Item #97 - Wilbur W. & Anne F. Ellison
- Item #99 - Michael J. Svezese, Jr.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/rth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2566
494-4500

PAUL H. RENCKE
CHIEF

November 22, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: John R. & Lucille A. Phillips

Location: NW/Cor. Lanvale St. and Dorchester Road

Item No.: 92 Zoning Agenda: Meeting of October 18, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hegardt*
Fire Prevention Bureau
Special Inspection Division

/mb

12/13
34-150-A

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED PALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #92 Zoning Advisory Committee Meeting are as follows:

Property Owner: John R. & Lucille A. Phillips
Location: NW/Cor. Lanvale Street and Dorchester Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a 15' setback from a street side in lieu of the required 25' and to permit a front yard setback of 25' in lieu of the required average of 27.5'.

Acres: 75 x 211/2
District: 1st.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 amendments and other applicable codes.
- X B. A building/ & other structure is required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments - Delete interior property line from plot plan.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 121 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Date: October 13, 1983

Z.A.C. Meeting of: October 18, 1983

RE: Item No: 92, 93, 94, 95
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

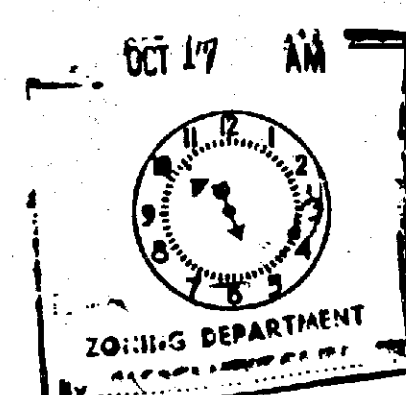
Dear Mr. Jablon:

The above items will not have an adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/lh



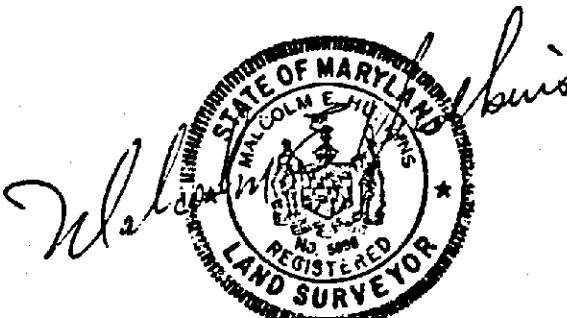
COLUMBIA OFFICE
WALTER PAKE
Registered Surveyor
PHONE 730-8060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, BUELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-8080

September 29, 1983

BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

Beginning for the same at the intersection formed by the north side of Lanvale Street with the west side of Dorchester Road, (40 feet wide) thence being part of lots 54, 55, 56, 33, 34, 35 and all of lot 57 as shown on the plat of Catonsville Heights, Block 8, recorded in Baltimore County Land Records in Plat Book W.P.C. 6 folio 178 and as shown on S.R.C. Plat No. 10682.



PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variances
LOCATION: Northwest corner of Lanvale Street and Dorchester Road
DATE & TIME: Tuesday, December 13, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to allow 15 ft. from a side yard instead of the required 25 ft. and to allow a front yard setback of 25 ft. instead of the required average of 38.5 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3C.1 (303.1) - side and front yard setbacks in D.R. 5.5 zone

All that parcel of land in the First District of Baltimore County

Being the property of John R. Phillips, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date: November 22, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

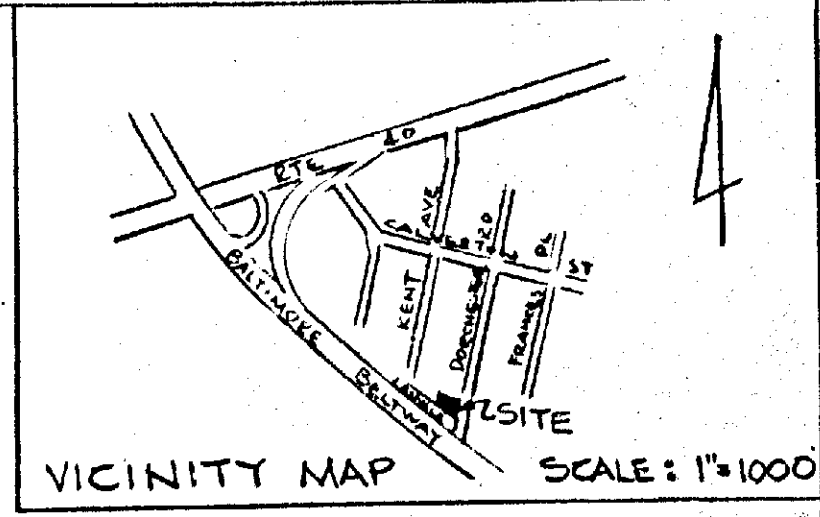
SUBJECT: John R. Phillips, et ux
84-150-A

There are no comprehensive planning factors requiring comment on this petition.

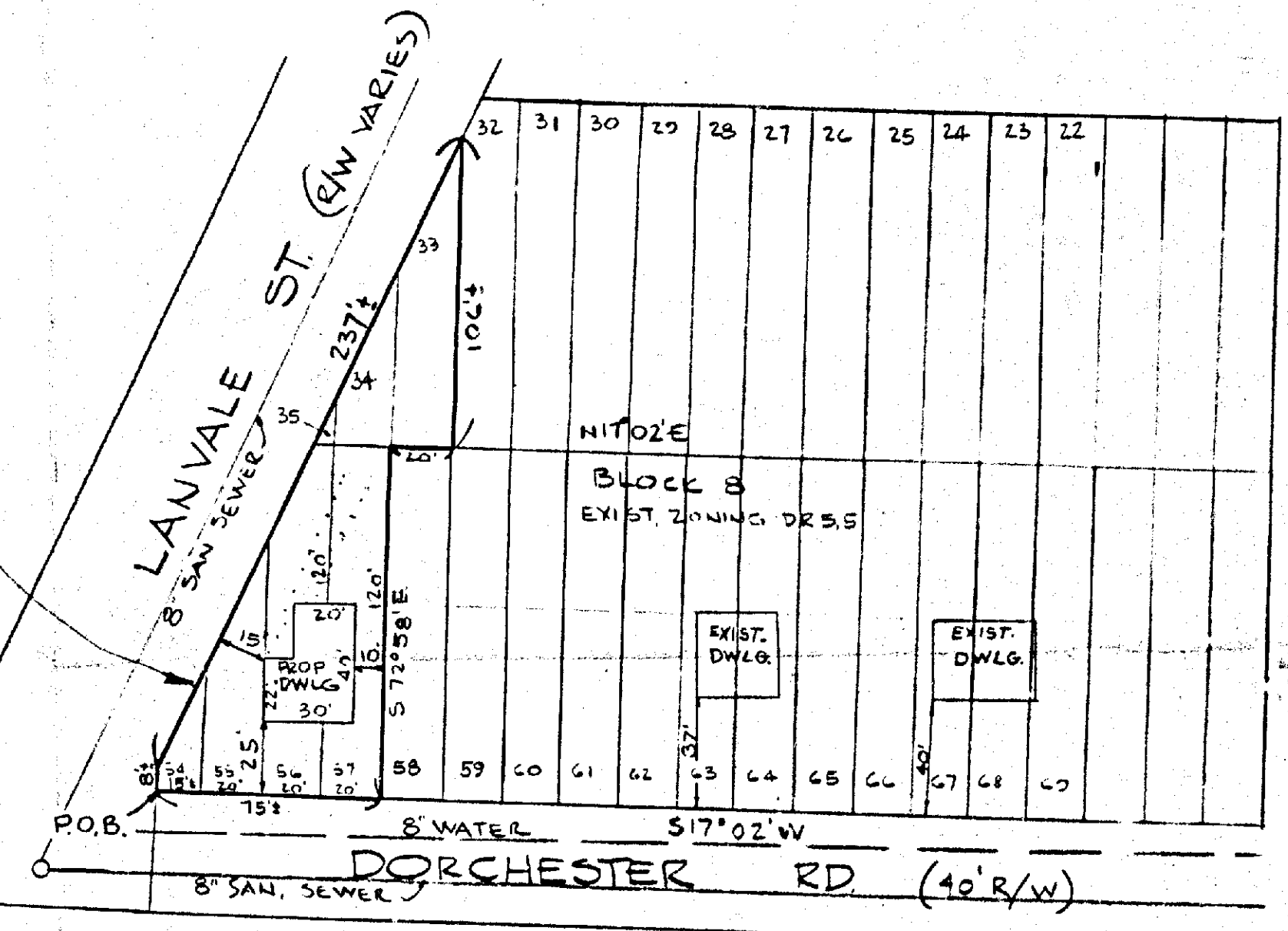
NEG:jgh:cav

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NOTES:
 AREA OF LOTS 54 THRU 57 = 0.15 Acs
 EXIST. ZONING: D.R. 5.5
 EXIST. USE: VACANT
 PROP. USE: SINGLE FAMILY RES.
 PUBLIC WATER & SEWER



BALTIMORE COUNTY BELTWAY
 PLAT No. 10682



PLAT TO ACCOMPANY PETITION
 FOR FRONT & SIDETYARD VARIANCES
 PART OF LOTS 54, 55, 56, 33, 34, 35; ALL OF LOT 57
 CATONSVILLE HEIGHTS, BLOCK 8
 P.B. G-178
 1ST ELECTION DIST BALTO. CO. MD.
 SCALE: 1"=50' SEPT. 27, 1983

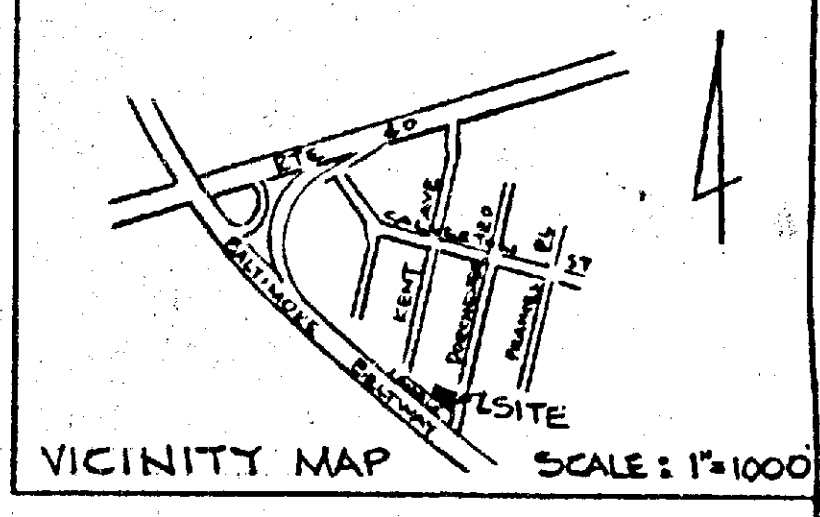
REVISED PLANS NOV 21 REC'D

#92

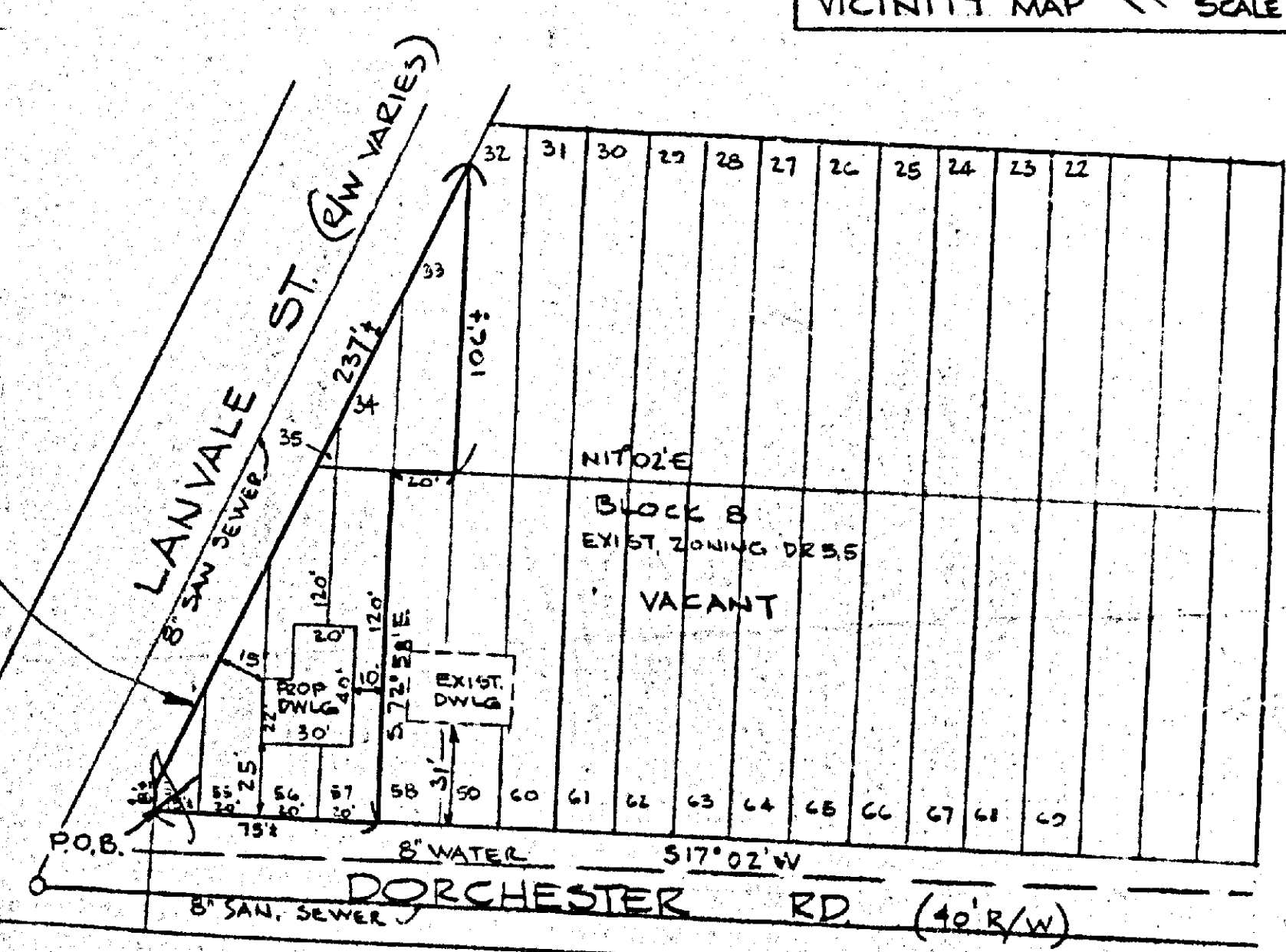
HUDKINS ASSOCIATES, INC.
 200 EAST JOPPA ROAD
 ROOM 101, SHELL BUILDING
 TOWSON, MARYLAND 21204

5705

NOTES:
 AREA OF LOTS 54 THRU 57 = 0.15 Acs
 EXIST. ZONING: D.R. 5.5
 EXIST. USE: VACANT
 PROP. USE: SINGLE FAMILY RES.
 PUBLIC WATER & SEWER



BALTIMORE COUNTY BELTWAY
 PLAT No. 10682



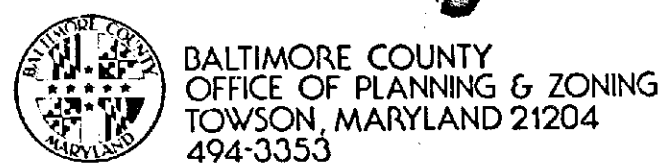
PLAT TO ACCOMPANY PETITION
 FOR FRONT & SIDETYARD VARIANCES
 PART OF LOTS 54, 55, 56, 33, 34, 35; ALL OF LOT 57
 CATONSVILLE HEIGHTS, BLOCK 8
 P.B. G-178
 1ST ELECTION DIST BALTO. CO. MD.
 SCALE: 1"=50' SEPT. 27, 1983

2B
 MAP: 2B
 SW 27
 ELECTION: 1
 DISTRICT: 1
 D-T: 10/20
 TYPE: A
 DRAWN: G
 BY: JH
 FINAL: BY: JH

John P. [Signature]

JTH 492

HUDKINS ASSOCIATES, INC.
 200 EAST JOPPA ROAD
 ROOM 101, SHELL BUILDING
 TOWSON, MARYLAND 21204



ARNOLD JABLON
ZONING COMMISSIONER

January 3, 1984

William F. Monaghan, II, Esquire
20 West Chase Street
Baltimore, Maryland 21201

RE: Petition for Variances
NW/corner Lanvale Street and Dorchester
Road - 1st Election District
John R. Phillips, et ux - Petitioners
NO. 84-150-A (Item No. 92)

Dear Mr. Monaghan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

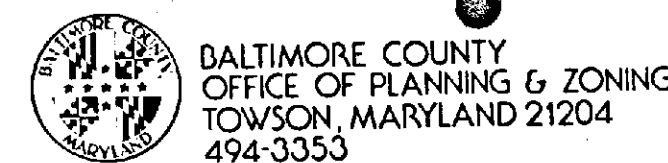
Very truly yours,

John M.H. Jung
John M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



ARNOLD JABLON
ZONING COMMISSIONER

December 6, 1983

Mr. & Mrs. John R. Phillips
5611 Talbot Street
Catonsville, Maryland 21228

Re: Petition for Variances
NW. cor. Lanvale St. & Dorchester Rd.
John R. Phillips, et ux - Petitioners
Case No. 84-150-A

Dear Mr. & Mrs. Phillips:

This is to advise you that \$50.85 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124030

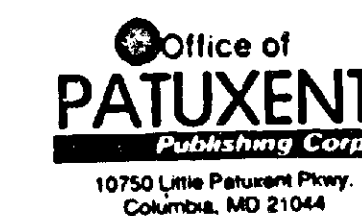
DATE 12/14/83 ACCOUNT R-01-615-000

AMOUNT \$50.85

RECEIVED FROM William V. Werts, Inc.
FOR Advertising & Posting Case #84-150-A
(John R. Phillips, et ux)

1041 6561*****508516 2156A

VALIDATION OR SIGNATURE OF CASHIER



November 23 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
50104

was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for 26 successive weeks before
the 26 day of November 19 83, that is to say,
the same was inserted in the issues of

November 24, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

November 14, 1983

Mr. & Mrs. John R. Phillips
5611 Talbot Street
Catonsville, Maryland 21228

NOTICE OF HEARING

Re: Petition for Variances
NW/corner Lanvale St. & Dorchester Rd.
John R. Phillips, et ux - Petitioners
Case No. 84-150-A

TIME: 9:30 A.M.

DATE: Tuesday, December 13, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: William V. Werts
3620 Hickory Avenue
Baltimore, Maryland 21211

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121539

DATE 12/14/83 ACCOUNT R-01-615-000

AMOUNT \$50.85

RECEIVED FROM William V. Werts, Inc.
FOR Advertising & Posting Case #84-150-A
(John R. Phillips, et ux)

6561*****359016 2036A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES
Re: Shaded District
ZONING: Petition for Variances
LOCATION: Northwest corner of
Lanvale Street and Dorchester
Road
DATE & TIME: Tuesday, Decem-
ber 13, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Variances to allow 15
ft. from a side yard instead of the
required 25 ft. and to allow a front
yard setback of 35 ft. instead of the
required average 55 ft.
The Zoning Regulations to be ex-
cepted as follows: (1) side and
front yard setbacks in D.R. 5.1 were
all that portion of said in the
First District of Baltimore County
existing for the same at the in-
tersection formed by the north side
of Lanvale Street with the west side
of Dorchester Road, on one side
of the intersection, part of lots 64, 65, 66,
67, 68, 69, 70, 71, 72, 73, 74, 75, 76,
77, 78, 79, 80, 81, 82, 83, 84, 85, 86,
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